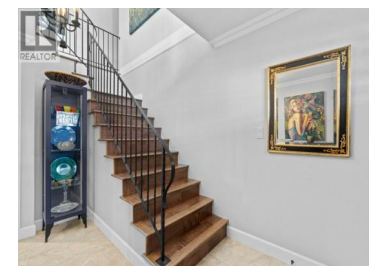
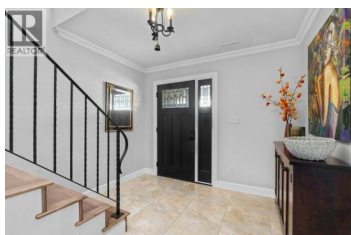




1320 12 Street Salmon Arm British Columbia

SE Salmon Arm

\$899,999



Welcome to Orchard Ridge in the Hillcrest area, a quiet, established neighborhood in Salmon Arm. This beautifully maintained 5 bed, 3 bath home offers flexibility & comfort for families, guests, or multi-generational living. The main living areas are located on the upper floor, where generous west & north-facing windows provide excellent natural light and views of Mount Ida, and Shuswap Lake. The open kitchen features beautiful cabinetry, stainless steel appliances, a gas range, and a large island ideal for cooking, entertaining, or family gatherings. The upper level includes 3 spacious bedrooms, and the primary suite has a walk in closet & full ensuite. Finishes throughout the home include engineered hardwood floors, Italian porcelain tile, crown moulding, high ceilings & tasteful lighting. Central A/C and two gas fireplaces provide year round comfort. A covered back deck and retractable awning overlook a very private back yard, and the entire site has been professionally landscaped with mature plantings and low maintenance rockwork. The lower one bedroom suite includes kitchen, full bath, spacious living area, private entrance and separate two car parking, offering excellent potential for in-laws, guests or rental income. The suite could be fully closed off if desired. Additional features include a 2008 build on a 0.15-acre lot, newer hot water tank (2021), double g...

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